

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL SE-18
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, 26 Wellington Street Trust has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel SE-18 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That 26 Wellington Street Trust be and hereby is tentatively designated as Redeveloper of Disposition Parcel SE-18 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within two hundred seventy (270) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

2. That disposal of Parcel SE-18 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE ¹

Form Approved
OMB No. 63R-0867

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: 26 Wellington Street Realty Trust
(Trustees = George Kougeas, Nancy Kougeas & Luis Vargas)
- b. Address and ZIP Code of Redeveloper:
- c. IRS Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

South End

in

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows ²

parcel of land adjacent to 26 Wellington Street--former location
of #32 Wellington Street

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☒ A business association or a joint venture known as 26 Wellington Street Realty Trust
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

Trustees = George Kougeas, Nancy Kougeas, Luis Vargas

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
Each trustee owns 1/3 of the building.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODEPOSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODEDESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

See item 5.

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION N/A there is no structure on the land.

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form Approved
OMB No. 63R-0867

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 0
- b. Cost per dwelling unit of any residential redevelopment. \$ 0
- c. Total cost of any residential rehabilitation \$ 0
- d. Cost per dwelling unit of any residential rehabilitation \$ 0

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	\$	\$
0	0	0

Land will be used for a park/garden and a small parking area. See expenses, attached.

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

See attached.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹ George H. Kougeas Jr. and Nancy V. Kougeas

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: July 24, 1980

[Signature]
Signature

[Signature]
Title

29 Cornhill St Boston
Address and ZIP Code

Dated: 7-26-80

[Signature]
Signature

Trustee
Title

26 Wellington St Boston
Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

MEMORANDUM

August 14, 1986

TO: Boston Redevelopment Authority and
Stephen Coyle, Director

FROM: Ricardo A. Millett, Assistant Director for Neighborhood
Planning and Development, and
Maria Faria, South End Project Coordinator

SUBJECT: South End Urban Renewal Area, Project No. Mass. R-56
Tentative Designation of Redeveloper of Re-use Parcel
SE-18, 32 Wellington Street

SUMMARY: This memorandum requests that the Authority tentatively designate the 26 Wellington Street Realty Trust of 26 Wellington Street, Boston, as the Redeveloper of Re-use Parcel SE-18 in the South End Urban Renewal Area for development of open space and parking.

Parcel SE-18 is located at 32 Wellington Street in the South End Urban Renewal Area and contains approximately 1800 square feet of vacant land.

Nancy Kougeas, George Kougeas and Luis Vargas are the owners of 26 Wellington Street, Boston, and are the abutters to 32 Wellington Street. These residents have formed the 26 Wellington Street Realty Trust in order to develop Parcel SE-18 for use as open space and parking.

The Trustees have been abutters to 32 Wellington Street for 7 years and first expressed an interest in developing the property in 1980. In an attempt to improve this area along the Southwest Corridor Parkland, the Trust plans to upgrade a total of approximately 2,300 square feet of land at the rear of 26 Wellington Street and on the 1,800 square foot parcel at 32 Wellington Street. The program will result in the beautification of the neighborhood. Additionally, the redevelopment will discourage cars from parking on this vacant lot, and damaging the sidewalk.

The proposal submitted by the 26 Wellington Street Realty Trust calls for the planting of shrubery on 32 Wellington Street which is visually compatible with the landscaping of the Southwest Corridor Parkland. A four foot iron picket fence will be installed along Wellington Street and a six foot iron picket fence will parallel the Southwest Corridor Parkland. At the rear of the lot, a gravel parking area with access from the rear alley will be provided for

residents. The total development cost is estimated at \$10,875. According to the financial information submitted by the 26 Wellington Street Realty Trust, the developer has demonstrated the necessary capabilities to complete this project.

The 26 Wellington Street Realty Trust has the support of the Claremont Neighborhood Association and area residents. Additionally, the MBTA supports the design concept submitted by the Trust. Should the Authority approve tentative designation, the Trust will submit Final Working Drawings which will conform with the Authority's Standards and Guidelines.

It is, therefore, recommended that the Authority tentatively designate the 26 Wellington Street Realty Trust of 26 Wellington Street as Redeveloper of Parcel SE-18 located at 32 Wellington Street in the South End Urban Renewal Area.

An appropriate resolution is attached.

[illegible]



BANK OF BOSTON

PRUDENTIAL CENTER OFFICE

Ms. Maria Fariah
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Re: Alfred J. Greenwood

Dear Ms. Fariah:

I am writing to you at the request of our good customer, Mr. Alfred J. Greenwood, to advise you that \$15,000.00 is available in his account and he is a customer in good standing of the Bank of Boston.

If you should have any questions regarding this information or Mr. Greenwood's relationship with Bank of Boston, please feel free to contact me at anytime.

Sincerely,

Denise M. Long
Assistant Vice President

cc: Alfred J. Greenwood

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: 26 Wellington Street Realty Trust
Trustees = George Kougeas, Nancy Kougeas, Luis Vargas
- b. Address and ZIP Code of Redeveloper: 26 Wellington Street
Boston, MA 02118
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South End

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts

is described as follows:

Parcel of land adjacent to 26 Wellington Street. The building which stood on this site burned and was demolished in 1979. Part of the lot was incorporated into the Southwest Corridor, the lot which remains is approx. 2,100 sq. ft.

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO
- If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of December 31, 1984, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

Oshima Associates
6 Faneuil Hall Marketplace
Boston, Massachusetts

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

N/A

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANKAMOUNT

Mutual Bank for Savings
45 Franklin Street
Boston, MA 02108

\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCEAMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTIONMARKET VALUEMORTGAGES OR LIENS

Nancy Kougeas owns property with
another partner that she can readily
borrow against.

\$ 20,000
(her equity in
other venture)

\$ ---

7. Names and addresses of bank references:

Mutual Bank for Savings
45 Franklin Street
Boston, MA 02108
(holder of mortgage on 26 Wellington St.)

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

N/A

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

N/A

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

Nancy Kougeas, Luis Vargas, and George Kougeas did much of the work on #26 Wellington Street, including work on gutting and refinishing the units. (This was completed in 1981.) Nancy Kougeas has worked on many gardening projects including grading and planting the lot at the corner of Wellington St. and Columbus Avenue.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A -- Except all three partners did work on #26 Wellington St.

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder: N/A

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

☐ YES ☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE
COMPLETED

PART II. REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT
\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) George H. Kougeas Jr. and Nancy V. Kougeas

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: 1/7-26-86

Signature

Signature

Title

Title

Address and ZIP Code

Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

26 Wellington Street Realty Trust
26 Wellington Street
Boston, Mass. 02118

Cost Estimate--Amended 7/24/86
for parcel of land at: 32 Wellington Street
Boston, Massachusetts 02118

50' of 6-foot fencing and 40' of 4-foot fencing, installed, with one pedestrian gate.....	\$8,000.00
Loam--25 cubic feet at \$15.00/cubic foot.....	375.00
Rose stone for paths	200.00
Gravel for parking area.....	200.00
railroad ties (20).....	100.00
* shrubs and plants (approx. 20 shrubs at \$50.).....	1,000.00
labor including bulldozer time to level and move debris.....	1,000.00
trash receptacle.....	<u>200.00</u>

TOTAL: \$10,875.

*Shrubs will include Rhododendrons, Japanese Yews, Andromedas and will
be chosen for their visual compatibility with the adjoining Southwest
Corridor Project.

25 Cumberland Street
Boston, MA 02115

July 27, 1986

Maria Fariah
Boston Redevelopment Authority
One City Hall
Boston, MA 02201

Dear Ms. Fariah:

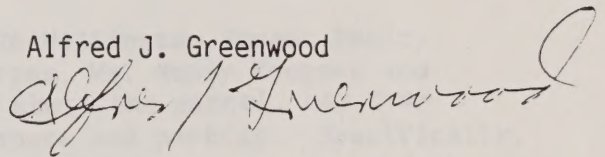
Please be advised that I will lend Nancy V. Kougeas, Trustee of the 26 Wellington Street Realty Trust, \$11,000 for renovations plus any cost of land acquisition, to acquire from the Boston Redevelopment Authority the lot of land located next to 26 Wellington Street, and renovate it according to the plans she has submitted to you.

The loan will be made at an interest rate of prime plus three percent, for a period not to exceed five years.

I have listed the bank where these funds are being held, and my account number, below.

Sincerely,

Alfred J. Greenwood



Bank of Boston, Prudential Center Office
First Rate Account # 68448590
contact: Ms. Denise M. Long, Vice President

Claremont Neighborhood Association
Design Review Committee
22 Wellington Street
Boston, Massachusetts 02118

July 30, 1986

Ms. Maria Faria
South End Project Coordinator
Boston Redevelopment Authority
Boston City Hall, 9th Floor
Boston, Massachusetts 02201

Dear Ms. Faria:

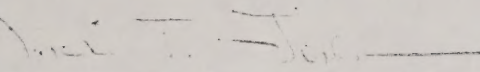
As requested by the Boston Redevelopment Authority the Claremont Neighborhood Association, Design Review Committee as legal agent in development matters for the Claremont Neighborhood Association met July 24 and 29 to review the proposed development of the BRA owned parcel at 32 Wellington Street, Ward 9, Boston, Massachusetts.

The owner of 26 Wellington Street, the 26 Wellington Street Realty Trust, which is composed of Mr. Luis Vargas, Ms. Nancy Kougeas and Mr. George Kougeas and which physically abuts the parcel, has proposed to develop the lot as mixed greenspace and parking. Specifically, the East and North sections would be developed as greenspace, and the West section would be developed as five private parking spaces and a trash collection point. The Trust expects to spend in excess of \$10,000 in the development of this space. As part of the acquisition terms with the BRA, The Trust has agreed to a deed restriction which will prevent any future building construction on the site.

The Committee has also received testimony from two concerned abutters: Tenant Development Corporation, which has received permanent BRA designation to construct a mixed-income apartment building of 45 units at 400 Massachusetts Avenue and whose on-site parking will abut the parcel; and the MBTA, which is constructing the Southwest Corridor rail project along the North side of the parcel. TDC supports the development proposed by The Trust and will provide it with parking access information as soon as possible to ensure harmony of use. The MBTA has reviewed the nature and scope of the proposed plantings and supports the development of the parcel in this manner.

The Claremont Neighborhood, having reviewed all of the information available and having heard from the abutters and residents, has concluded that development of this parcel as proposed is in the best interest of the Neighborhood. Thus, the Claremont Neighborhood completely supports and strongly urges the BRA to grant permanent designation of the parcel at 32 Wellington Street to the 26 Wellington Street Realty Trust for development as proposed.

For the Committee,


Franklin T. Jordan
Chairperson
Claremont Neighborhood Association
Design Review Committee

cc: Steven Coyle
Ricardo Millett
Laura Burns
Nancy Kougeas
Luis Vargas
George Kougeas

